



LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA1 | Euston - Station and Approach

Community data (CM-001-001)

Community

November 2013

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Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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1 Introduction

1.1.1 The community appendix for the Euston - Station and Approach community forum area (CFA1) comprises:

- community impact assessment record sheets for construction (Section 2);
- community impact assessment record sheets for operation (Section 3); and
- open space survey/public rights of way (PRoW) survey results (Section 4).

1.1.2 Maps referred to throughout the community appendix are contained in the Volume 5, Community Map Book.

2 Community impact assessment record sheets - construction

2.1 Euston Square Gardens

Table 1: Euston Square Gardens community impact assessment record sheet

Resource name	Euston Square Gardens
Community forum area (CFA)	Euston - Station and Approach (CFA1)
Resource type	Open space and recreational PRoW
Resource description/profile	Euston Square Gardens (located to the front of the main station) is an area of open space well used by local residents and people who work in the area, as shown on Map CM-01-001, C7 (Volume 5, Community Map Book). The site is 1ha and is split into two areas - east and west - separated by the access to the bus station. At the site there is a statue of Robert Stephenson, a war memorial and there are two lodges, one of which now houses a bar and which used to be at the entrance to Euston station until the new station was built in 1960.
Assessment year	Construction phase (2017+)
Impact 1: temporary loss of land	<p>Impact: open space lost to land required for the construction of the Proposed Scheme.</p> <p>All of Euston Square Gardens will be used as a construction compound and for the construction of sub-surface pedestrian routes. Euston Square Gardens will be unusable for the duration of the construction works.</p> <p>All of the western part of Euston Square Gardens will be required for 11 years during construction works. The eastern part will be required over a period of 11 years, although there will be approximately three years when this part of the gardens will not be required and will be returned to its existing use. Some of the existing mature trees will be retained and the gardens will be reinstated after construction.</p> <p>Duration of impact: up to 11 years.</p>
Assessment of magnitude	High: as the resource is completely closed/compromised and unusable for its intended purpose for up to 11 years.
Relevant receptors	Users of Euston Square Gardens.
Assessment of sensitivity of receptor(s) to impact	<p>High: as this is a regularly used and highly valuable resource. Euston Square Gardens is an open space used by commuters, the local workforce and residents. Its location means that it is one of the most heavily used open spaces in the London Borough of Camden (LBC).</p> <p>Surveys undertaken in spring 2013 indicate that the gardens are well used¹. The western side of the gardens is more frequently used than the eastern side. A total of 1,172 users were observed on the western side on Saturday 11 May 2013 over four 15 min periods between 08:00 and 18:00 (cool weather with light showers, 13°C). A total of 1,172 users were observed on Tuesday 21 May 2013 over four 15 min periods between 07:00 and 19:00 (dry weather, 21°C). During surveys on the same days on the eastern side of Euston Square Gardens, 134 and 427 users respectively were observed. The majority of all users were walkers/dog walkers.</p> <p>There are very limited nearby alternatives for commuters and limited alternatives for the local workforce and residents. One alternative is a garden attached to the Quaker Friends House building approximately 30m away on the other side of A501 Euston Road; however, this is a much smaller open space.</p>
Significance rating of effect	Major adverse- significant effect due to temporary loss of land.
Proposed mitigation options for significant effects	No further mitigation options have been identified.

¹ It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

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Resource name	Euston Square Gardens
Residual effect significance rating	Major adverse- significant effect due to temporary loss of land.

2.2 University College London premises at Wolfson House

Table 2: University College London premises at Wolfson House community impact assessment record sheet

Resource name	University College London (UCL) premises at Wolfson House
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facilities
Resource description/profile	<p>UCL operates Wolfson House, 4 Stephenson Way, as an educational facility, as shown on Map CM-01-001, B8 (Volume 5, Community Map Book).</p> <p>Wolfson House provides technical support services to other UCL premises and plays an important role in supporting UCL's educational infrastructure. The building also houses bioscience, medicine, genetics, and evolution and environment in the Galton Laboratory, part of the Department of Biology, which is used by researchers and research students.</p>
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: demolition	<p>Impact: extending Euston station to the west will result in the demolition of Wolfson House.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	High: due to the loss of community facilities.
Relevant receptors	Students, staff and researchers of Wolfson House.
Assessment of sensitivity of receptor(s) to impact	Medium: as there are limited comparable and accessible alternative buildings within the relevant catchment area.
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will continue to work with UCL, owners of Wolfson House, to assist them with the identification of suitable alternative premises, to which the affected facility could relocate on the basis that it will be eligible for financial compensation under the National Compensation Code. If alternative premises could be acquired in the same locality for the relocation of this facility this will fully mitigate the effect which will no longer be significant.
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

2.3 Play area off Lancing Street

Table 3: Play area off Lancing Street community impact assessment record sheet

Resource name	Play area off Lancing Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Open space and recreational PRoW
Resource description/profile	The play area lies at the eastern end of Lancing Street, at the front of Wellesley House, as shown on Map CM-01-001, B5 (Volume 5, Community Map Book). The area consists of climbing frames surrounded by a lawn area. The play area is gated and is accessible to three residential blocks which surround it.
Assessment year	Construction phase (2017+)
Impact 1: temporary loss of land	<p>Impact: the land required for the construction of the Proposed Scheme extends into the area occupied by the playground. It is anticipated that this area will be required for utility works. The duration and extent of these works within the defined boundary is uncertain at this time.</p> <p>A conservative approach has therefore been taken (i.e. assuming that the limits of the land required for the construction of the Proposed Scheme and the duration are the same as the length of works at Lancing Street satellite compound).</p> <p>There is a nearby area of vacant land a few metres to the north of the playground into which the playground could be relocated.</p> <p>Duration of impact: up to six years.</p>
Assessment of magnitude	High: the resource will be completely closed and unusable for its intended purpose.
Relevant receptors	Users of the play area off Lancing Street.
Assessment of sensitivity of receptor(s) to impact	<p>Medium: as there are limited comparable and accessible alternatives in the area.</p> <p>Surveys undertaken in summer 2013 indicate that the open space is not well used². A total of eight people were observed using the open space during the weekend survey over four 15min periods between 08:00 and 18:00 on Saturday 8 June 2013 (sunny weather with slight breeze, 16°C). A total of 19 people were observed during the weekday survey over four 15min periods between 07:00 and 19:00 on Tuesday 4 June 2013 (sunny weather, 19°C).</p>
Significance rating of effect	Major adverse- significant effect due to temporary loss of land.
Proposed mitigation options for significant effects	HS2 Ltd proposes to relocate the playground equipment at Wellesley House, Lancing Street, to an adjacent area of vacant land (just to the north of the existing playground), outside the land required for construction of the Proposed Scheme.
Residual effect significance rating	Major adverse- significant effect due to temporary loss of land.

² It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

2.4 Residential properties on Cobourg Street, Euston Street and Melton Street

Table 4: Residential properties on Cobourg Street, Euston Street and Melton Street community impact assessment record sheet

Resource name	Residential properties on Cobourg Street, Melton Street and Euston Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Twenty-six residential properties within approximately 100m of each other. These comprise 18 properties on Cobourg Street (seven residential properties at 1 and 3 Cobourg Street and 11 residential properties at 59 (three properties), 61 (three properties), 65 (two properties) and 67 (three properties) Cobourg Street); five residential properties on Euston Street (numbers 58, 60, 62, 64 and 77); and three residential properties at 14-15 Melton Street, as shown on Map CM-01-002, G7 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: demolition	Impact: the National Temperance Hospital main compound will require the demolition of 26 residential properties in the area immediately to the west of the existing station. These residential properties are within approximately 100m of each other and it is therefore appropriate to consider the impact of their demolition on the local community collectively. Duration of impact: permanent.
Assessment of magnitude	High: as more than 25 residential properties will be demolished.
Relevant receptors	Owners/occupiers of residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	No mitigation.
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

2.5 Residential properties on A400 Hampstead Road

Table 5: Residential properties on A400 Hampstead Road community impact assessment record sheet

Resource name	Residential properties on A400 Hampstead Road
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties Where community facilities are predicted to experience significant effects, these are reported separately.
Resource description/profile	Residential properties on A400 Hampstead Road between William Road and A501 Euston Road, as shown on Map CM-01-002, F9 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of properties on A400 Hampstead Road between William Road and A501 Euston Road are predicted to experience in-combination effects arising from significant air quality and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Air quality: there will be a significant air quality effect due to changes in vehicle emissions.</p> <p>Construction traffic: there will be a significant increase in heavy goods vehicle (HGV) movements associated with construction activity around Euston station.</p> <p>Duration: peak periods of HGV movements are discussed in Volume 2, CFA Report 1, Euston - Station and Approach (CFA1), Section 12, Traffic and Transport.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from air quality and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.6 Residential properties on A4200 Eversholt Street

Table 6: Residential properties on A4200 Eversholt Street community impact assessment record sheet

Resource name	Residential properties on A4200 Eversholt Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties Where community facilities are predicted to experience significant effects, these are reported separately.
Resource description/profile	Residential properties on A4200 Eversholt Street between A501 Euston Road and Barnby Street, as shown on Map CM-01-002, F3 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of properties on A4200 Eversholt Street between A501 Euston Road and Barnby Street are predicted to experience in-combination effects arising from significant air quality, noise and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Air quality: there will be a significant air quality effect due to an increase in vehicles movements.</p> <p>Noise: there will be significant indirect noise effects associated with the increase in traffic.</p> <p>Construction traffic: there will be a significant increase in HGV movements associated with construction activity around Euston station.</p> <p>Duration: peak periods of HGV movements are described in Volume 2, CFA Report 1, Section 12, Traffic and Transport.</p>
Assessment of magnitude	High: as residents will be affected by significant residual effects arising from air quality, noise and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.7 Residential properties on Cobourg Street and Starcross Street

Table 7: Residential properties Cobourg Street and Starcross Street community impact assessment record sheet

Resource name	Residential properties on Cobourg Street and Starcross Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties at the northern end of Cobourg Street and eastern end of Starcross Street, as shown on Map CM-01-002, F8 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of between 10 and 20 properties at the northern end of Cobourg Street and eastern end of Starcross Street are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views north from Cobourg Street.</p> <p>Noise: there will be significant residual noise effects from construction activities. These are associated with the programme to enlarge Euston station (including undertaking utility works in the surrounding area) and will be coordinated from the National Temperance Hospital main compound.</p> <p>Duration: between two years and six months and three years.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.8 Euston Masjid - Shahjalal Jame Masjid Mosque

Table 8: Euston Masjid - Shahjalal Jame Masjid Mosque community impact assessment record sheet

Resource name	Euston Masjid - Shahjalal Jame Masjid Mosque
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	Euston Masjid - Shahjalal Jame Masjid Mosque (Euston Mosque) is located at 204A North Gower Street and faces onto Starcross Street. The Euston Mosque has capacity for 200 men. According to a report produced by Policy Exchange in 2007, Euston Mosque acts as the headquarters of the UK mission of Jamaat-e-Islami, or 'Society of Islam' an Indian organization whose primary objective is the creation of an Islamic political order ³ .
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: there are not predicted to be any significant in-combination effects on the amenity of users of Euston Mosque (at 204A North Gower Street), during the construction phase.</p> <p>Visual: there will be visual effects associated with views of demolitions in Cobourg Street, although this effect is considered to be largely screened and therefore the view from the Euston Mosque will not substantially change. No significant visual effects are therefore considered to apply to Euston Mosque.</p> <p>Noise: there will be significant noise effects associated with the demolition of buildings along the Euston station approach. The duration of these noise effects is predicted to be approximately two years.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	Not applicable (N/A): only one significant effect.
Relevant receptors	Users of Euston Mosque.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No in-combination effects (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	No in-combination effects (not significant).

³Euston Mosque; Euston Masjid - Shahjalal Jame Masjid Mosque; [www.ravishlondon.com/items/\(1063\).html](http://www.ravishlondon.com/items/(1063).html); Accessed: 4 October 2013.

2.9 Maria Fidelis Convent School

Table 9: Maria Fidelis Convent School community impact assessment record sheet

Resource name	Maria Fidelis Convent School
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	Maria Fidelis Convent School serves a large catchment and is split across two campuses: the Lower School, located on North Gower Street, and the Upper School, located at 34 Phoenix Road. The school has approximately 950 pupils. The Lower and Upper School sites are located about 1km apart and it is a 10-15 minute walk between the two campuses.
Assessment year	Construction phase (2017+)
Impact 1: temporary loss of land	<p>Impact: land required temporarily for utility works (a new sewer) in the playground of the Lower School site.</p> <p>Part of the school playground (at the Lower School) will be required for digging several holes in order to access the existing sewer and to install a replacement lining to the sewer. The sewer will follow the route of the existing abandoned sewer to Cobourg Street (at the eastern side of the school). Several holes will be dug along a 50m stretch of the playground. Not all of the playground will be required for these works.</p> <p>Duration of impact: approximately three months.</p>
Assessment of magnitude	Negligible: as the resource is not closed and can continue to be used for its intended purpose without any significant inconvenience or detriment to the users.
Relevant receptors	School children and staff of Maria Fidelis Convent School.
Assessment of sensitivity of receptor(s) to impact	High: as the school is a regularly used and valued resource.
Significance rating of effect	Minor adverse- effect due to temporary loss of land (not significant).
Proposed mitigation options for significant effects	Programme construction works through consultation with the school, taking place over the summer holidays.
Residual effect significance rating	Minor adverse- effect due to temporary loss of land (not significant).
Impact 2: isolation	<p>Impact: construction works will create a barrier to the route most commonly used for movement between the Upper and Lower School sites (i.e. through Euston station).</p> <p>During the course of a school week, some teachers and a small number of the older pupils (based on the Upper School site on Phoenix Road) are required to attend lessons on the Lower School site (based on North Gower Street). Teachers move between the sites approximately four or five times a week. Pupils move between the sites to attend a specific lesson, where the facilities are not available on the Upper School site. The commonly used route is through the existing station. With the construction activities in place, this option will not be available.</p> <p>Walking around the south side (front) of the station is an alternative route.</p> <p>One component of the construction works is to provide an east to west pedestrian link. This will provide pedestrian access between A4200 Eversholt Street on the east side and A400 Hampstead Road/Varndell Street on the west side. The link will be in place from 2024. This is approximately seven years into the construction programme and therefore does not have a large influence on the overall rating of the impact.</p> <p>There is an aspiration for the school to be based on a single site, which will mean that this impact does not apply. This assessment, however, has been undertaken on the basis of the current split-site layout continuing through the construction period.</p>

Resource name	Maria Fidelis Convent School
	Duration of impact: approximately 11 years.
Assessment of magnitude	Negligible: as no isolation of services. There may be minor delays or disruption to routes to access services.
Relevant receptors	School children and staff of Maria Fidelis Convent School.
Assessment of sensitivity of receptor(s) to impact	High: as the school is a regularly used and valued resource.
Significance rating of effect	Minor adverse- effect due to isolation (not significant).
Proposed mitigation options for significant effects	HS2 Ltd will continue to work with Maria Fidelis Convent School and LBC to assist the school's plans to integrate their facilities onto a single site to the east of the station, as soon as is reasonably practicable.
Residual effect significance rating	Minor adverse- effect due to isolation (not significant).
Impact 3: loss of amenity	<p>Impact: the potential for significant in-combination effects arising from air quality, visual, noise and construction traffic effects on users of Maria Fidelis Convent School during the construction phase, which may result in the loss of amenity, has been assessed.</p> <p>Air quality: no nearby receptors are predicted to experience a significant air quality effect.</p> <p>Visual: assessment based on viewpoint 001-6-025 located at the school does not predict any significant effect (Volume 5: Appendix LV-001-001).</p> <p>Noise: there will be significant residual noise effects outside the school, particularly associated with utility diversion on Cobourg Street and with demolitions, occurring for approximately three years and six months. The measures applied to mitigate adverse noise effects are set out in Volume 2, CFA Report 1, Section 11, Sound, Noise and Vibration.</p> <p>Construction traffic: there will be a significant increase in HGV movements along Robert Street (to the west of the Lower School). HGV movements can create a physical or psychological barrier affecting access. This is associated with construction activity and traffic management around Euston station. This, however, is not expected to create a physical or psychological barrier that would influence activities at the school as the access to the school is not on Robert Street.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A: only one significant effect.
Relevant receptors	School children and staff of Maria Fidelis Convent School.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No in-combination effects (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	No in-combination effects (not significant).

2.10 Netley Primary School

Table 10: Netley Primary School community impact assessment record sheet

Resource name	Netley Primary School
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	Netley Primary School is located on William Road. The school has approximately 420 pupils. There are plans to remodel the school with new specialist education facilities, 80 residential units and public realm improvements (LBC Planning Reference 2012/2089/P).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: there are not predicted to be any significant in-combination effects on the amenity of users of Netley Primary School, during the construction phase.</p> <p>No significant air quality or noise effects have been identified at Netley Primary School.</p> <p>Visual: no significant visual effects are associated with the nearest viewpoints (001-2-014 on Stanhope Street and 001-2-023 on A400 Hampstead Road (Volume 5: Appendix LV-001-0010).</p> <p>Construction traffic: there will be a significant increase in HGV flows is predicted on A400 Hampstead Road and Stanhope Road, which are the roads that lie directly east and west of the school.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A: only one significant effect.
Relevant receptors	School children and staff of Netley Primary School.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No in-combination effects (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	No in-combination effects (not significant).

2.11 St James's Gardens

Table 11: St James's Gardens community impact assessment record sheet

Resource name	St James's Gardens
CFA	Euston - Station and Approach (CFA1)
Resource type	Open space and recreational PRoW
Resource description/profile	The gardens have a multi-use games area as well as a lawn area, benches, a listed fountain, a former burial site and various footpaths, as shown on Map CM-01-002, F7 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: permanent loss of land	<p>Impact: the entirety of St James's Gardens will be used as part of the National Temperance Hospital main compound and therefore the resource will be lost.</p> <p>The plans for the Proposed Scheme include the re-provisioning of the St James's Gardens facilities (including the open space) at a new location, just north (approximately 300-400m) of the current site adjacent to the expanded railway. Although the re-provided open space is smaller than the total area lost from St James's Gardens, the main community facilities such as the multi-use games area and playground can be incorporated. There will be a period of approximately 11 years (until construction is completed) before the re-provided facilities can be accessed. The facilities currently at St James's Gardens will therefore be unavailable for this period.</p> <p>Duration of impact: permanent loss and period of approximately 11 years where facilities are not available.</p>
Assessment of magnitude	High: the resource will be permanently lost and will not be re-provided until construction is complete, i.e. approximately 11 years. Notwithstanding the incorporated measures to replace the facilities in a nearby location on a permanent basis, the resource is completely closed and its functionality compromised.
Relevant receptors	Users of St James's Gardens.
Assessment of sensitivity of receptor(s) to impact	<p>Medium: the resource is well used as it is a relatively large green space in an urban area. During the 10 year period of construction there are not expected to be alternatives available within the local catchment area. Following the completion of construction, the open space provided as part of the Proposed Scheme and replacement facilities will offer a nearby alternative.</p> <p>Surveys undertaken in autumn 2012 and spring 2013 indicate that the gardens are well used⁴. During surveys at the entrance of the gardens on Cardington Street, 40 users were observed on Saturday 11 May 2013 over four 15 min periods between 08:00 and 18:00 (cool weather with light showers, 13°C). A total of 61 users were observed on Thursday 4 October 2012 over four 15 min periods between 07:00 and 19:00 (mild, partly cloudy weather, 17°C).</p> <p>During surveys near the children's play area, 40 users were observed on Saturday 11 May 2013 over four 15 min periods between 08:00 and 18:00 (cool weather with light showers, 13°C). A total of 68 users were observed on Tuesday 21 May 2013 over four 15 min periods between 07:00 and 19:00 (mild, partly cloudy weather, 16°C).</p>
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	Mitigation for the loss of the facilities at St James's Gardens open space is for HS2 Ltd to develop and LBC to put in place a binding agreement which will deliver the necessary measures

⁴ It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

Resource name	St James's Gardens
	<p>as outlined below:</p> <p>Permanent loss of open space at St James's Gardens (also applicable to Hampstead Road Open Space and Eskdale play area): In addition to the re-provision of open space that forms part of the design of the Proposed Scheme, HS2 Ltd and LBC intend to improve existing public open spaces within Regent's Park Estate. Areas identified are Cumberland Market, Munster Square, Clarence Gardens, Hope Gardens and Tolmers Square. At these sites, the playground equipment lost as a result of the construction of the Proposed Scheme will be replaced, the multi-use games area will be re-provided at Cumberland Market along with an 'eco-gym' and improvement schemes will be implemented. There are few opportunities to create new open space in Regent's Park Estate, however, there may be opportunities to bring existing open spaces into the public realm, for example the space at the junction of Stanhope Street and Robert Street. In addition, appropriate measures for wayfinding from Regent's Park Estate to Regent's Park will be provided.</p>
Residual effect significance rating	
	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

2.12 The NHS Margarete Centre

Table 12: The NHS Margarete Centre community impact assessment record sheet

Resource name	The NHS Margarete Centre
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	<p>The NHS Margarete Centre⁵ is located on A400 Hampstead Road, as shown on Map CM-01-002, F9 (Volume 5, Community Map Book) near the National Temperance Hospital.</p> <p>The NHS Margarete Centre operates as a doctors' surgery; opening times are 09:30-12:00 and 14:00-16:30 every weekday. The services provided are general medical and emergency doctors' appointments as well as health improvement and drug treatment services. Other advice services include referrals for counselling, mental health, and benefits and housing.</p>
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: the potential for in-combination effects arising from significant air quality, visual, noise and construction traffic effects on users of the NHS Margarete Centre during the construction phase which may result in a loss of amenity has been assessed.</p> <p>No significant air quality effect has been identified.</p> <p>Visual: there are not considered to be any visual effects affecting the NHS Margarete Centre. Nearby significant visual effects associated with views of the National Temperance Hospital main compound and works to the western side of Euston station are not considered to apply to this resource.</p> <p>Noise: there will be significant noise effects associated with demolitions and the adjacent National Temperance Hospital main construction compound. The duration of these noise effects is predicted to be approximately six months.</p> <p>Construction traffic: there is not predicted to be a significant increase in HGV movements on A400 Hampstead Road.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A: only one significant effect.
Relevant receptors	Staff and users of the NHS Margarete Centre.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No in-combination effects (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	No in-combination effects (not significant).

⁵ Camden Health Improvement Practice; The Margarete Centre; www.myhealth.london.nhs.uk/lon/5k7/gp/y02674/branch/y02674#services-clinics-jump; Accessed: 1 October 2013.

2.13 Surma Community Centre

Table 13: Surma Community Centre community impact assessment record sheet

Resource name	Surma Community Centre
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	The Surma Community Centre is located on Robert Street. The centre is used by the Bengali Workers' Association ⁶ and provides a focus for the local Bangladeshi community. The Bengali Workers' Association is the largest Bangladeshi community-led voluntary organisation in Camden and employs over 20 full time, part time and casual staff who serve over 3,000 clients from the Bangladeshi and other communities living in the borough. The centre is open between 09:30 and 17:30 on weekdays.
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: the potential for significant in-combination air quality, visual, noise and construction traffic effects on users of the Surma Community Centre, during the construction phase resulting in a loss of amenity has been assessed.</p> <p>No significant air quality, visual or noise effects have been identified.</p> <p>Construction traffic: there will be significant effects associated with an increase in HGV movements along Robert Street opposite the centre.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A: only one significant effect.
Relevant receptors	Staff and users of Surma Community Centre.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No in-combination effects (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	No in-combination effects (not significant).

⁶ Bengali Workers' Association; Surma Community Centre; www.casweb.org/bwa-surma; Accessed: 1 October 2013.

2.14 West Euston Partnership

Table 14: West Euston Partnership community impact assessment record sheet

Resource name	West Euston Partnership
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	<p>The West Euston Partnership is located on the corner of A400 Hampstead Road and Robert Street adjacent to the Tarns. The West Euston Partnership is used as offices by LBC and is also the base for the Camden Housing and Employment Project⁷.</p> <p>The West Euston Partnership is a 'One Stop Shop' advice centre offered by a neighbourhood partnership of local stakeholders from community, voluntary, private and public sector partners. The West Euston Partnership provides free advice in the areas of employment, education and training as well as access to other council services for residents. Advice services are offered on a drop-in or advanced booking basis. The services are for adults aged 18 years and over (appointments only for careers advice); and young people 13-19 years who live or study in south Camden (for the Connexions service). Internet access is freely available to the public.</p>
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: the potential for significant in-combination air quality, visual, noise and construction traffic effects on users of the West Euston Partnership during the construction phase resulting in a loss of amenity has been assessed.</p> <p>No significant air quality effect has been identified.</p> <p>Visual: there are not considered to be any visual effects affecting the West Euston Partnership. Nearby significant visual effects associated with views of the National Temperance Hospital main compound and works to the western side of Euston station are not considered to apply to this resource.</p> <p>Noise: there will be significant noise effects associated with demolitions and the adjacent National Temperance Hospital main construction compound. The duration of these noise effects is predicted to be approximately six months.</p> <p>Construction traffic: there is not predicted to be a significant increase in HGV movements on Hampstead Road.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A: only one significant effect.
Relevant receptors	Staff and users of the West Euston Partnership.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No in-combination effects (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	No in-combination effects (not significant).

⁷ West Euston Partnership; <http://camden.gov.uk/ccm/content/contacts/non-council-contacts/contact-west-euston-partnership.en;jsessionid=05303397DF7BC6D20AC893CA300F463B#internalSection3>; Accessed: 1 October 2013.

2.15 St Aloysius' Infant and Junior Schools

Table 15: St Aloysius' Infant and Junior Schools community impact assessment record sheet

Resource name	St Aloysius' Infant and Junior Schools
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facilities
Resource description/profile	St Aloysius' Infant and Junior Schools are located on Phoenix Road.
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: there are not predicted to be any significant in-combination effects on the users of St Aloysius' Infant and Junior Schools on Phoenix Road during the construction phase.</p> <p>No significant air quality, visual, noise or construction traffic effects have been identified at St Aloysius' Infant and Junior Schools.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A
Relevant receptors	School children and staff of St Aloysius' Infant and Junior Schools.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No effects (not significant).
Proposed mitigation options for significant effects	No mitigation required.
Residual effect significance rating	No effects (not significant).

2.16 St Aloysius Roman Catholic Church

Table 16: St Aloysius Roman Catholic Church community impact assessment record sheet:

Resource name	St Aloysius Roman Catholic Church
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	St Aloysius Roman Catholic Church is located on A4200 Eversholt Street at the junction with Phoenix Road. The church holds both weekday and weekend mass. Other services include baptisms, confirmation and marriage.
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: users of St Aloysius Roman Catholic Church (on A4200 Eversholt Street at the junction with Phoenix Road), are predicted to experience in-combination effects arising from significant air quality, noise and construction traffic effects during the construction phase, resulting in loss of amenity.</p> <p>Air quality: there will be a significant air quality effect along A4200 Eversholt Street.</p> <p>Noise: there will be significant noise effects associated with works to the east of Euston station and utility works. The duration of these noise effects is predicted to be approximately five months.</p> <p>Construction traffic: there will be a significant increase in HGV movements along A4200 Eversholt Street. HGV movements can create a physical or psychological barrier affecting access.</p> <p>Duration: effects will coincide for approximately five months.</p>
Assessment of magnitude	Medium: as users of the community facility will be affected by significant residual effects arising from air quality, noise and construction traffic effects, but for less than six months.
Relevant receptors	Users of St Aloysius Roman Catholic Church.
Assessment of sensitivity of receptor(s) to impact	Low: as the types of effects that combine are not considered to affect the ability of the resource to function as a church.
Significance rating of effect	Minor adverse- effect on community facility due to loss of amenity (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Minor adverse- effect on community facility due to loss of amenity (not significant).

2.17 University College London premises at 132-140 A400 Hampstead Road

Table 17: University College London premises at 132-140 A400 Hampstead Road community impact assessment record sheet

Resource name	UCL premises at 132-140 A400 Hampstead Road
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facilities
Resource description/profile	UCL has recently taken out a lease on 132-140 A400 Hampstead Road for use as temporary teaching facilities for the Bartlett Architecture School whilst another building is redeveloped.
Assessment year	Construction phase (2017+)
Impact 1: demolition	<p>Impact: extending Euston station to the west will result in the demolition of 132-140 A400 Hampstead Road.</p> <p>UCL are understood to have taken out a temporary lease on the building in the knowledge that it would be affected by the Proposed Scheme. Therefore there is no impact on this resource.</p> <p>Duration of impact: no impact.</p>
Assessment of magnitude	N/A
Relevant receptors	Students and staff at 132-140 A400 Hampstead Road.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No effects (not significant).
Proposed mitigation options for significant effects	No mitigation required.
Residual effect significance rating	No effects (not significant).

2.18 Residential properties at St Richard's House

Table 18: Residential properties at St Richard's House community impact assessment record sheet:

Resource name	Residential properties at St Richard's House
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties at St Richard's House, A4200 Eversholt Street, as shown on Map CM-01-002, F3 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 60 properties at St Richard's House, A4200 Eversholt Street, are predicted to experience in-combination effects arising from significant visual, noise and construction traffic effects during the construction phase, resulting in loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views of works at the eastern edge of Euston station, the Royal Mail NW1 delivery office satellite compound and utility works.</p> <p>Noise: there will be significant noise effects associated with demolitions and utilities for a duration of approximately six months.</p> <p>Construction traffic: there will be a significant increase in HGV movements along A4200 Eversholt Street. HGV movements can create a physical or psychological barrier affecting access.</p> <p>Duration: effects will coincide for approximately six months.</p>
Assessment of magnitude	High: as residents will be affected by significant residual effects arising from visual, noise and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.19 St Mary and St Pancras Church of England Primary School

Table 19: St Mary and St Pancras Church of England Primary School community impact assessment record sheet

Resource name	St Mary and St Pancras Church of England Primary School
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	St Mary and St Pancras Church of England (C of E) Primary School is located on Werrington Street.
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: there are not predicted to be any significant in-combination effects on the amenity of users of St Mary and St Pancras C of E Primary School, during the construction phase.</p> <p>No significant air quality, visual, noise or construction traffic effects have been identified at St Mary and St Pancras C of E Primary School.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A
Relevant receptors	School children and staff of St Mary and St Pancras C of E Primary School.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No effects (not significant).
Proposed mitigation options for significant effects	No mitigation required.
Residual effect significance rating	No effects (not significant).

2.20 St Mary's Church

Table 20: St Mary's Church community impact assessment record sheet

Resource name	St Mary's Church
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	St Mary's Church is located on A4200 Eversholt Street at the junction with Aldenham Street. The church has capacity for up to 150 people and holds both weekday and weekend masses. The church hall is available for hire for music and drama rehearsals and performances. Other activities include Sunday school, live music/concerts and regular choir rehearsals.
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: users of St Mary's Church (on A4200 Eversholt Street at the junction with Aldenham Street), are predicted to experience in-combination effects arising from significant air quality, visual, noise and construction traffic effects during the construction phase, resulting in loss of amenity.</p> <p>Air quality: there will be a significant residual air quality effect along A4200 Eversholt Street.</p> <p>Visual: there are not considered to be significant visual effects.</p> <p>Noise: there will be significant noise effects associated with utility works on A4200 Eversholt Street. The duration of these noise effects is predicted to be approximately one month.</p> <p>Construction traffic: there will be a significant increase in HGV movements along A4200 Eversholt Street. HGV movements can create a physical or psychological barrier affecting access.</p> <p>Duration: effects will coincide for approximately one month, with air quality and construction traffic effects coinciding for longer.</p>
Assessment of magnitude	Medium: as users of the community facility will be affected by significant residual effects arising from air quality, noise and construction traffic effects, but for a very short period of time (less than six months).
Relevant receptors	Users of St Mary's Church.
Assessment of sensitivity of receptor(s) to impact	Low: as the types of effect that combine are not considered to affect the ability of the resource to function as a church. The air quality is not considered to affect the functioning of the church. Nor are the visual effects considered to influence the functioning of the church as there are no windows on the front of the church that face the Royal Mail NW1 delivery office satellite compound and utility works.
Significance rating of effect	Minor adverse- effect on community facility due to loss of amenity (not significant).
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Minor adverse- effect on community facility due to loss of amenity (not significant).

2.21 Residential properties on Stanhope Street, Robert Street and A4201 Albany Street

Table 21: Residential properties on Stanhope Street, Robert Street and A4201 Albany Street community impact assessment record sheet:

Resource name	Residential properties on Stanhope Street, Robert Street and A4201 Albany Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties Where community facilities are predicted to experience significant effects, these are reported separately.
Resource description/profile	Residential properties on Stanhope Street (north of Robert Street), Robert Street (A400 Hampstead Road to A4201 Albany Street), and A4201 Albany Street (Robert Street to A4201 Parkway) as shown on Map CM-01-002, C9 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of properties on Stanhope Street (north of Robert Street), Robert Street (A400 Hampstead Road to A4201 Albany Street), and A4201 Albany Street (Robert Street to A4201 Parkway) are predicted to experience in-combination effects arising from significant noise and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Noise: there will be significant noise effects due to increases in road noise.</p> <p>Construction traffic: there will be a significant increase in HGV movements associated with construction activity around Euston station.</p> <p>Duration: peak periods of HGV movements are described in Volume 2, CFA Report 1, Section 12, Traffic and Transport.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from noise and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.22 Hampstead Road Open Space

Table 22: Hampstead Road Open Space community impact assessment record sheet

Resource name	Hampstead Road Open Space
CFA	Euston - Station and Approach (CFA1)
Resource type	Open space and recreational PRoW
Resource description/profile	Hampstead Road Open Space is located on the west side of A400 Hampstead Road, to the south of Silverdale within the Regent's Park Estate, as shown on Map CM-01-002, D7 (Volume 5, Community Map Book). It contains a children's playground, benches and a lawn area.
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: permanent loss of land	<p>Impact: widening of the station approach will result in complete permanent loss of Hampstead Road Open Space.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	High: as the open space is completely closed and unusable for its intended purpose.
Relevant receptors	Users of Hampstead Road Open Space.
Assessment of sensitivity of receptor(s) to impact	<p>Medium: as this is a moderately or semi-regularly used and valued resource. It is located within the Regent's Park Estate and is used by those living in neighbouring residential blocks.</p> <p>The nearest alternative is Eskdale play area and this will not be available during construction of the Proposed Scheme.</p> <p>Surveys undertaken in spring 2013 indicate that the open space is well used⁸. A total of 98 users were observed on Saturday 11 May 2013 over four 15 min periods between 08:00 and 18:00 (cool weather with light showers, 13°C). A total of 100 users were observed on Tuesday 21 May 2013 over four 15 min periods between 07:00 and 19:00 (mild, with sunny intervals, 16°C). The high number of walkers/dog walkers can partly be attributed to people using the space as a short cut between Harrington Street and A400 Hampstead Road.</p>
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	<p>Mitigation for the loss of the facilities at Hampstead Road Open Space is for HS2 Ltd to develop and LBC to put in place a binding agreement which will deliver the necessary measures as outlined below:</p> <p>Permanent loss of open space at Hampstead Road Open Space (also applicable to St James's Gardens and Eskdale play area): In addition to the re-provision of open space that forms part of the design of the Proposed Scheme, HS2 Ltd and LBC intend to improve existing public open spaces within Regent's Park Estate. Areas identified are Cumberland Market, Munster Square, Clarence Gardens, Hope Gardens and Tolmers Square. At these sites, the playground equipment lost as a result of construction of the Proposed Scheme will be replaced, the multi-use games area will be re-provided at Cumberland Market along with an 'eco-gym' and improvement schemes will be implemented. There are few opportunities to create new open space in Regent's Park Estate however, there may be opportunities to bring existing open spaces into the public realm, for example the space at the junction of Stanhope Street and Robert Street. In addition, appropriate measures for wayfinding from Regent's Park Estate to Regent's Park will be provided.</p>
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

⁸ It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

2.23 Old Tenants Hall

Table 23: Old Tenants Hall community impact assessment record sheet

Resource name	Old Tenants Hall
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	<p>The Old Tenants Hall off Harrington Street is a community resource within the Regent's Park Estate, as shown on Map CM-01-002, D7 (Volume 5, Community Map Book). The hall's brick building is bordered by residential blocks on all sides and located between the Silverdale and Ainsdale residential blocks. The hall is used for tenants' association meetings, but it is primarily used as the base of the Silverdale Motorcycle Project. The project is focused on motorbike riding, maintenance and road safety and is aimed at 13 to 19 year olds. Run by LBC, the project has operated for the last 30 years and is used by 'at risk' young people who are going through the youth justice system (reparation) or by direct referrals from social services or education institutions. Sessions run every morning and afternoon during the week. The project also provides outreach services in the Regent's Park Estate and has links with the local community centres.</p> <p>Old Tenants Hall facilities include an area for briefings/small meetings, a motorbike workshop and parts storage, office mezzanine floor, cycle workshop area, kitchenette and information technology equipment. In addition to the Silverdale Motorcycle Project, the building is used by various groups such as the Silverdale Tenants Association, cycle mechanics projects, youth clubs (during school holidays), the Bengali Parent and Tenants Association, ward councillors service (e.g. drop-in surgeries) and local schools.</p>
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: demolition	<p>Impact: widening of the railway cutting to accommodate the Proposed Scheme will require the demolition of the Old Tenants Hall.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	High: as the resource is completely closed and unusable for its intended purposes.
Relevant receptors	Users of Old Tenants Hall.
Assessment of sensitivity of receptor(s) to impact	<p>High: as the Old Tenants Hall facilities, principally the Silverdale Motorcycle Project, are highly valued by the local community and across the borough. The Silverdale Motorcycle Project caters particularly for young people who are 'at risk'.</p> <p>No similar projects operate nearby and there is demand from across Camden and other London boroughs. In addition, no suitable premises for relocation have been identified at this time.</p>
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd will continue to work with LBC, the owners of the Old Tenants Hall at Silverdale, to help identify suitable alternative land or premises and to fund facilitate its re-provision.
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

2.24 Residential properties in Regent's Park Estate

Table 24: Residential properties in Regent's Park Estate community impact assessment record sheet

Resource name	Residential properties in Regent's Park Estate
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Regent's Park Estate is a post-war estate situated between Regent's Park and the existing Euston station, as shown on Map CM-01-002, D7 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: demolition	<p>Impact: the construction works for the widening of the approach to Euston station will require the demolition of 188 dwellings within the Regent's Park Estate and the immediate surrounding area.</p> <p>Of these properties, 168 are within the Regent's Park Estate, owned by LBC, and comprise three medium rise blocks: Silverdale (69 dwellings), Eskdale (60 dwellings); and Ainsdale (39 dwellings). Over 75% of the residents are tenants of social rented housing and the other occupants are leaseholders. In addition, Stalbridge House (20 private residential properties) located to the south and east of the above blocks will be demolished.</p> <p>The loss of 168 residential properties (less than a quarter occupied by leaseholders) from the social housing stock is a large reduction in the available supply of social housing in the Regent's Park area of Camden. LBC has a stock of 1,904 properties in the Regent's Park area. The loss of 168 properties represents approximately 9% of the council's housing stock in this part of the borough.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	High: due to the permanent loss of more than 25 residential properties.
Relevant receptors	Owners/occupiers of the residential properties on Regent's Park Estate.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	The Secretary of State for Transport is working in partnership with LBC on the replacement of the social rented housing that will be lost. Where reasonably practicable, this will be in the Euston area and with individual tenants moving only once. Options for the provision of replacement social rented housing continue to be developed with LBC. This could include both the provision of new purpose-built housing, and the provision of alternative existing housing, which would be owned and managed by the council. LBC has consulted the local community on potential sites for replacement homes on the Regent's Park Estate. Funding for replacement social rented housing will be made available by the Government. Other homeowners will be compensated for the compulsory acquisition of their property interests in accordance with the National Compensation Code.
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Impact 2: loss of amenity	Impact: residents of approximately 250 properties in Regent's Park Estate (east of Augustus Street) are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.

Resource name	Residential properties in Regent's Park Estate
	<p>Properties particularly affected include the residential blocks of Langdale, Cartmel, Coniston, The Tarns and Augustus House.</p> <p>Visual: there will be visual effects associated with the reconstruction of A400 Hampstead Road Bridge and the use of Granby Terrace overbridge satellite compound.</p> <p>Noise: there will be significant residual noise effects associated with construction activities at the Granby Terrace overbridge satellite compound.</p> <p>Duration: effect expected to coincide for up to four years.</p>
Assessment of magnitude	High: as residents will be affected by significant residual effects arising from visual and noise effects over an extended period.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.25 Eskdale play area

Table 25: Eskdale play area community impact assessment record sheet

Resource name	Eskdale play area
CFA	Euston - Station and Approach (CFA1)
Resource type	Open space and recreational PRoW
Resource description/profile	Eskdale play area, on Stanhope Street, as shown on Map CM-01-002, D7 (Volume 5, Community Map Book). It is located between the residential blocks of Eskdale and Langdale within the Regent's Park Estate. The playground has children's climbing frames and swings in good condition, is surrounded by mature trees and has several benches. The playground and open space principally serve the people living in the surrounding residential blocks.
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: permanent loss of land	Impact: play area permanently lost to land required for the construction of the Proposed Scheme. Duration of impact: permanent.
Assessment of magnitude	High: as the resource is completely closed/compromised and unusable for its intended purpose.
Relevant receptors	Users of Eskdale play area.
Assessment of sensitivity of receptor(s) to impact	High: as there are no other similar areas (with climbing frames and swings) in the northern part of the estate. The nearest alternative is Hampstead Road Open Space and this will not be available during construction of the Proposed Scheme. Surveys undertaken in spring 2013, however, indicate that the play area is not well used ⁹ . One user was observed on Saturday 11 May 2013 over four 15 min periods between 08:00 and 18:00 (cool weather with light showers, 13°C). Three users were observed on Tuesday 21 May 2013 over four 15 min periods between 07:00 and 19:00 (mild, with sunny intervals, 16°C).
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	Mitigation for the permanent loss of the facilities at Eskdale play area is for HS2 Ltd to develop with LBC to put in place a binding agreement which will deliver the necessary measures as outlined below: Permanent loss of open space at Eskdale play area (also applicable to Hampstead Road Open Space and St James's Gardens): In addition to the re-provision of open space that forms part of the design of the Proposed Scheme, HS2 Ltd and LBC intend to improve existing public open spaces within Regent's Park Estate. Areas identified are Cumberland Market, Munster Square, Clarence Gardens, Hope Gardens and Tolmers Square. At these sites, the playground equipment lost as a result of construction of the Proposed Scheme will be replaced, the multi-use games area will be re-provided at Cumberland Market along with an 'eco-gym' and improvement schemes will be implemented. There are few opportunities to create new open space in Regent's Park Estate however, there may be opportunities to bring existing open spaces into the public realm, for example the space at the junction of Stanhope Street and Robert Street. In addition, appropriate measures for wayfinding from Regent's Park Estate to Regent's Park will be provided.
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

⁹ It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

2.26 Residential properties in Ampthill Square Estate

Table 26: Residential properties in Ampthill Square Estate community impact assessment record sheet

Resource name	Residential properties in Ampthill Square Estate
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties in Ampthill Square Estate, principally the residential blocks of Dalehead, Gillfoot and Oxenholme, as shown on Map CM-01-002, D6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 130 properties on Ampthill Square Estate are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views of construction compounds east of the railway cutting, one north of A400 Hampstead Road and the other south, for the reconstruction of A400 Hampstead Road Bridge. These effects are associated with viewpoint 004-2-004 (Volume 5: Appendix LV-001-001).</p> <p>Noise: there will be significant noise effects associated with construction activity at A400 Hampstead Road Bridge, Granby Terrace Bridge, demolition of buildings and utility works. The duration of the effect is predicted to be between six months and three years.</p> <p>Duration: effects will coincide for approximately three years.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.27 Harrington Square Gardens

Table 27: Harrington Square Gardens community impact assessment record sheet

Resource name	Harrington Square Gardens
CFA	Euston - Station and Approach (CFA1)
Resource type	Open space and recreational PRoW
Resource description/profile	Harrington Square Gardens is situated in front of Harrington Square and adjacent to A400 Hampstead Road. The gardens contain areas of lawn surrounded by mature trees, with formal flower displays and some benches.
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: there are not predicted to be any significant in-combination effects on the amenity of users of Harrington Square Gardens during the construction phase.</p> <p>No significant air quality, visual, noise or construction traffic effects have been identified at Harrington Square Gardens.</p> <p>Duration: no coincident significant effects.</p>
Assessment of magnitude	N/A
Relevant receptors	Users of Harrington Square Gardens.
Assessment of sensitivity of receptor(s) to impact	N/A
Significance rating of effect	No effects (not significant).
Proposed mitigation options for significant effects	No mitigation required.
Residual effect significance rating	No effects (not significant).

2.28 Residential properties on Mornington Crescent

Table 28: Residential properties on Mornington Crescent community impact assessment record sheet

Resource name	Residential properties on Mornington Crescent
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties on Mornington Crescent, as shown on Map CM-01-003, H6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 25 properties on Mornington Crescent are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with construction activities.</p> <p>Noise: there will be significant residual noise effects from construction activities associated with the demolition and reconstruction of A400 Hampstead Road Bridge and Granby Terrace Bridge and the demolition of the carriage shed.</p> <p>Duration: effects will coincide for approximately one year.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.29 Residential properties on Mornington Terrace

Table 29: Residential properties on Mornington Terrace community impact assessment record sheet

Resource name	Residential properties on Mornington Terrace
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties on Mornington Terrace, as shown on Map CM-01-003, F6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 90 properties on Mornington Terrace are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with construction activities.</p> <p>Noise: there will be significant residual noise effects from works on the retaining walls on either side of Euston station approach.</p> <p>Duration: approximately four months.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.30 Residential properties at Park Village East

Table 30: Residential properties at Park Village East community impact assessment record sheet

Resource name	Residential properties at Park Village East
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties at Park Village East, as shown on Map CM-01-003, G7 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: isolation	<p>Impact: residential properties will be isolated from their communities and services. It is estimated that up to 35 properties will be affected.</p> <p>There are several components of the construction works for the Proposed Scheme that will contribute to impacts on the residents at Park Village East. These comprise: the demolition and replacement of a deep retaining wall on the west side of Euston station approach at Park Village East; the demolition and replacement of Mornington Street Bridge (works to take approximately two years); to the south, the demolition and replacement of Granby Terrace Bridge (works to take two years); and to the south, A400 Hampstead Road Bridge will be replaced in two phases, allowing traffic to continue to cross at this point during the period of construction activity.</p> <p>There will be disruption to Park Village East over a four year period, although vehicular access would only be very restricted in phases of up to one year, during the principal works to the retaining wall structures.</p> <p>Construction at Park Village East will require the temporary phased closure of vehicular access to properties, between numbers 16 and 36 Park Village East. Some temporary parking will be provided to the south and the provisions in the draft code of construction practice (CoCP)¹⁰ associated with parking on residential streets will reduce the impacts associated with a temporary loss of parking. During the closure periods, residents and the Crown Estate, which is the freeholder, will only be able to access their properties on foot. This is expected to impact on daily life, for example when residents are transporting heavy shopping or travelling in poor weather. Additional impacts are expected to occur for those with impaired mobility or for less frequent needs, such as moving house.</p> <p>It will not be possible to travel north along Park Village East if the resident's car is parked in temporary parking to the south and similarly it will not be possible to travel south along Park Village East if a car was parked at the north end of road.</p> <p>The demolition of Mornington Street Bridge means that residents will not be able to gain vehicular access to and from the east for the duration of the bridge closure.</p> <p>Whilst works are on-going at Park Village East and Mornington Street Bridge the only access will be heading south. The area to the south is likely to experience some disruption as a result of the reduction in capacity at A400 Hampstead Road Bridge and construction activity at the Granby Terrace overbridge satellite compound.</p> <p>Duration of impact: temporary isolation for six months to one year; disruption will last up to four years.</p>
Assessment of magnitude	High: temporary isolation (six months-one year) of residents from the rest of their community and the services that they typically connect with/access on a daily basis. This occurs as a result of road closure and lengthy disruption to journeys on at least a daily basis.

¹⁰ Volume 5: Appendix CT-003-000

Resource name	Residential properties at Park Village East
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	<p>Medium: there are limited alternative routes that will be available for residents using vehicles although pedestrian routes will be available. The local residents are considered as being from a mix of user groups.</p> <p>Pedestrian access will be maintained. Camden Town is the nearest designated town centre and journey time to access this area would be increased.</p>
Significance rating of effect	Major adverse- significant effect due to isolation.
Proposed mitigation options for significant effects	There will be continuing dialogue on these issues with residents in Park Village East in order to identify ways to further reduce the impacts of these works.
Residual effect significance rating	Major adverse- significant effect due to isolation.
Impact 2: loss of amenity	<p>Impact: residents of over 50 properties in Park Village East are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views east of the construction works (viewpoint 003-2-010).</p> <p>Noise: there will be significant residual noise effects from construction activities. The construction activities that result in significant noise effects will take place for a duration of up to two years.</p> <p>Duration: a period of up to two years.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.31 Residential properties on A41 Wellington Road

Table 31: Residential properties on A41 Wellington Road community impact assessment record sheet

Resource name	Residential properties on A41 Wellington Road
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties Where community facilities are predicted to experience significant effects, these are reported separately.
Resource description/profile	Residential properties on A41 Wellington Road (between Circus Road and Wellington Place), as shown on Map CM-01-003-L1, G4 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of properties on A41 Wellington Road (between Circus Road and Wellington Place) are predicted to experience in-combination effects arising from significant air quality and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Air quality: there will be a significant air quality effect due to the increase in traffic.</p> <p>Construction traffic: there will be a significant increase in HGV movements associated with construction activity around Euston station.</p> <p>Duration: peak periods of HGV movements are described in Volume 2, CFA Report 1, Section 12, Traffic and Transport.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from air quality and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

2.32 Residential properties on A5205 St John's Wood Road

Table 32: Residential properties on A5205 St John's Wood Road community impact assessment record sheet

Resource name	Residential properties on A5205 St John's Wood Road
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties Where community facilities are predicted to experience significant effects, these are reported separately.
Resource description/profile	Residential properties on A5205 St John's Wood Road (between A5 Edgware Road and Hamilton Terrace), as shown on Map CM-01-003-L1, C6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of properties on A5205 St John's Wood Road (between A5 Edgware Road and Hamilton Terrace) are predicted to experience in-combination effects arising from significant air quality and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Air quality: there will be a significant air quality effect due to the increase in construction traffic.</p> <p>Construction traffic: there will be a significant increase in HGV movements associated with construction activity around Euston station.</p> <p>Duration: peak periods of HGV movements are described in Volume 2, CFA Report 1, Section 12, Traffic and Transport.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from air quality and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

3 Community impact assessment record sheets - operation

3.1 Residential properties in Regent's Park Estate

Table 33: Residential properties in Regent's Park Estate community impact assessment record sheet

Resource name	Residential properties in Regent's Park Estate
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties in the Regent's Park Estate in the residential blocks of Coniston, Langdale and Augustus House, as shown on Map CM-01-002, D7 (Volume 5, Community Map Book).
Assessment year	Operation phase (2026+)
Impact 1: loss of amenity	<p>Impact: residents of between 50 and 60 properties in the Regent's Park Estate in the residential blocks of Coniston, Langdale and Augustus House are predicted to experience in-combination effects arising from significant visual and noise effects during the operation phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with the operation of the Proposed Scheme.</p> <p>Noise: there will be significant operational noise effects.</p> <p>Duration: during operation of the Proposed Scheme.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

4 Open space survey/public rights of way survey results

4.1 Survey process

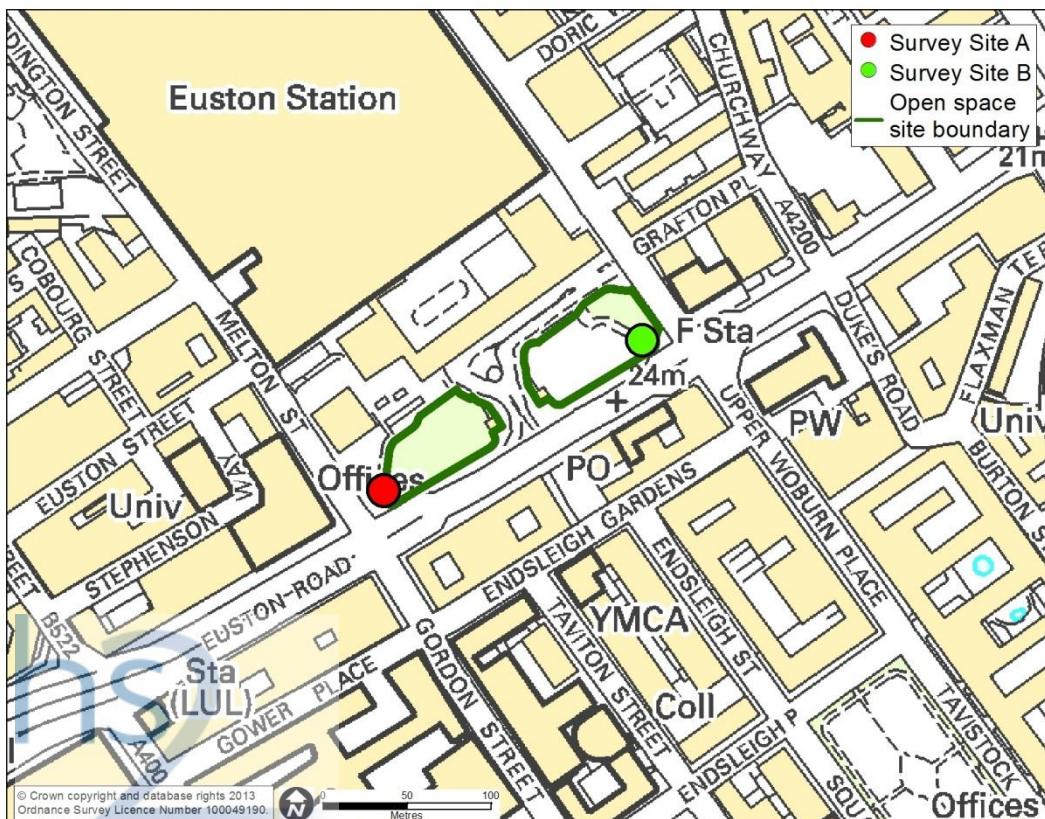
- 4.1.1 Open space and PRoW surveys have been undertaken to collect primary survey data on the use of open spaces and promoted walks, cycleways, bridleways or byways that may be affected by the Proposed Scheme. The information collected helped to identify the sensitivity of the open spaces and promoted routes and their users to potential losses, isolation or and/or amenity effects.
- 4.1.2 For the open space surveys, a consistent sample frame has been used. This includes a minimum of four 15min surveys on a weekend day during the summer season 2012 and a minimum of four 15min surveys on a weekday during the autumn season 2012. Weekend surveys were designed to capture peak usage while the weekday surveys were designed to capture more typical usage. Some surveys also took place during late spring 2013 (where the need for a survey arose after the main survey programme). The 15min surveys of open spaces were undertaken between the hours of 08:00 and 18:00 at weekends and 07:00 and 19:00 on weekdays, with timings chosen to capture peak usage. Weather conditions were recorded during each survey and the undertaking of surveys during adverse weather conditions, including rain and abnormally cold/inclement weather, was avoided.
- 4.1.3 Within the study area no significant effects for PRoW have been identified within the assessment; accordingly only open space surveys are presented here.

4.2 Euston Square Gardens, London Borough of Camden

Site overview

4.2.1 Surveys were undertaken in two locations on a footpath near Melton Street at the western section of Euston Square Gardens and on a footpath near A4200 Eversholt Street at the eastern section of Euston Square Gardens.

Figure 1: Site overview for Euston Square Gardens



4.2.2 Euston Square Gardens¹¹ overview:

- typology: parks and gardens;
- facilities and/or assets on site: fenced expanse of grass with some mature trees and park facilities such as benches;
- size of site: 1ha;
- owned/managed by: LBC;
- local context: urban site on a busy road; and
- any classifications or standards: conservation area, three Grade II listed structures within the gardens (railings, two lodges (a single listing) and a war memorial).

¹¹ LBC; Euston Square Gardens; www.camden.gov.uk/ccm/content/contacts/council-contacts/leisure-council-contacts/parks-and-open-spaces/contact-euston-square-gardens.en; Accessed: 24 October 2012.

4.2.3 Euston Square Gardens, established in the early 19th century¹², is located on the southern frontage of Euston station in a built-up area off one of London's major roads: A501 Euston Road. There are other open spaces nearby such as Tavistock Square Gardens or Gordon Square Gardens. At the site there is a statue of Robert Stephenson, a war memorial and there are two lodges which used to be at the entrance to Euston station until the new station was built in 1960¹³. The area is available to hire for events¹⁴. Euston Square Gardens is protected by the London Square Preservation Act 1931¹⁵. An open space assessment carried out for LBC in 2003 classed Euston Square Gardens as an open space of high quality and high value¹⁶.

Relationship between the site and the Proposed Scheme

4.2.4 The gardens are within the land required for construction and will be required for up to 11 years.

Survey dates and times

4.2.5 Surveys were undertaken as follows:

4.2.6 Spring:

- sites A and B - Saturday 11 May 2013, four 15min periods between 08:00 and 18:00 (cool with light showers, 13°C); and
- sites A and B - Tuesday 21 May 2013, four 15min periods between 07:00 and 19:00 (warm and dry, 21°C).

4.2.7 This site was identified after the summer and autumn 2012 surveys had taken place once information on the land required for the construction of the Proposed Scheme became available. As a result, surveys were undertaken in spring 2013.

Table 34: Euston Square Gardens- open space survey times

Site A (west)		Site B (east)	
Weekend survey (11 May 2013)	Weekday survey (21 May 2013)	Weekend survey (11 May 2013)	Weekday survey (21 May 2013)
08:15-08:30	09:29-09:44	07:57-08:12	09:10-09:25
10:09-10:24	10:55-11:10	09:52-10:07	10:12-10:27
12:05-12:20	13:50-14:05	11:48-12:03	13:30-13:45
14:04-14:19	15:53-14:08	13:45-14:00	15:35-15:50

¹² London Gardens Online; Site Details: Euston Square Gardens; www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM032; Accessed: 24 October 2012.

¹³ London Gardens Online; Site Details: Euston Square Gardens; www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM032; Accessed: 24 October 2012.

¹⁴ LBC; Euston Square Gardens; www.camden.gov.uk/ccm/content/contacts/council-contacts/leisure-council-contacts/parks-and-open-spaces/contact-euston-square-gardens.en; Accessed: 24 October 2012.

¹⁵ London Gardens Online; Site Details: Euston Square Gardens; www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM032; Accessed: 24 October 2012.

¹⁶ LBC (no date), *An Open Space Strategy for Camden 2006 – 2011*, LBC, London. Quality relates to a range of criteria including quality of facilities and levels of maintenance; value relates to the accessibility, level and type of use and wider benefits (to people and the environment).

Survey sites and zones

4.2.8 Surveys were undertaken on both the eastern and western sides of the gardens. Site A on the western side, lies on a footpath that starts on the corner of A501 Euston Road and Melton Street and leads to Euston station. Site B, within the eastern side of the gardens, lies on a footpath that starts on the corner of A501 Euston Road and A4200 Eversholt Street and again leads to Euston station.

Table 35: Euston Square Gardens- open space survey sites, zones and duration of survey period.

Name	Location	Survey Duration	Frequency
Survey site A	Footpath near Melton Street at western section of Euston Square Gardens	15min	Four times each on the weekend and weekday day
Survey site B	Footpath near A4200 Eversholt Street at eastern section of Euston Square Gardens	15min	Four times each on the weekend and weekday day

Site specific considerations

4.2.9 The majority of users for both sites, particularly site A, were using the open space as a route through to Euston station.

4.2.10 It was raining for part of the survey on 11 May 2013 (light showers during the first survey, 08:00-08:15, and heavy showers during the fourth survey, 13:45-14:00), which may have had a negative effect on usage.

Key findings and observations

Total number of users by use type

4.2.11 At site A 1,172 users were observed during the weekend survey and 1,308 users during the weekday survey, both over a surveying period of one hour.

4.2.12 At site B 134 users were observed during the weekend survey while 427 users were observed during the weekday survey. Again, these were over a total survey period of one hour on each day.

Table 36: Euston Square Gardens- total number of users

	Informal recreation						Formal/organised active recreation						Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/picnicking	Child play areas	Other (specify) ¹⁷	Pitch based sports ¹⁸	Court based sports ¹⁹	Golf/putting	Water based sports ²⁰	Noisy sports ²¹	Other (specify)	
Spring surveys - site A													
Weekend [11 May 2013, 08:00-18:00]	1,150	3	5	13	0	1	0	0	0	0	0	0	1,172
Weekday [21 May 2013, 07:00-19:00]	1,295	0	3	8	0	2	0	0	0	0	0	0	1,308
Spring surveys - site B													
Weekend [11 May 2013, 08:00-18:00]	114	0	1	19	0	0	0	0	0	0	0	0	134
Weekday [21 May 2013, 07:00-19:00]	416	0	1	8	0	2	0	0	0	0	0	0	427

Comparative trends

4.2.13 Site A was more frequently used than site B.

4.2.14 Overall usage was higher during the weekday surveys compared to the weekend surveys, again because the open space is used by commuters.

Numbers of user by type of activity

4.2.15 During the open space surveys the majority of pedestrian activities observed at both sites A and B were either walking or dog walking (2,975 users from all survey days, out of a total of 3,002 users). There was a small percentage of other recreation activities recorded at the survey sites including running, cycling and sitting/relaxing/picnicking.

Summary of key findings

- usage was considerably higher at site A than site B for weekend and weekday surveys; and
- walking/dog walking was the most popular activity at both sites during the weekend and weekday surveys.

¹⁷ Other - person selling the Big Issue and person using recycling facilities.

¹⁸ For example, football, cricket, rugby.

¹⁹ For example, tennis, squash, bowls.

²⁰ For example, swimming, sailing, canoeing, fishing/angling, boating.

²¹ For example, go carting, motor cross, quad biking.

Factors affecting assessment

4.2.16 Usage of both the east and west sections of Euston Square Gardens was relatively high according to the surveys. Both sites are likely to be used mainly by those arriving and leaving Euston London Underground (LU), main line and bus stations. It was also raining for part of the survey on 11 May 2013, which may have had a negative effect on usage.

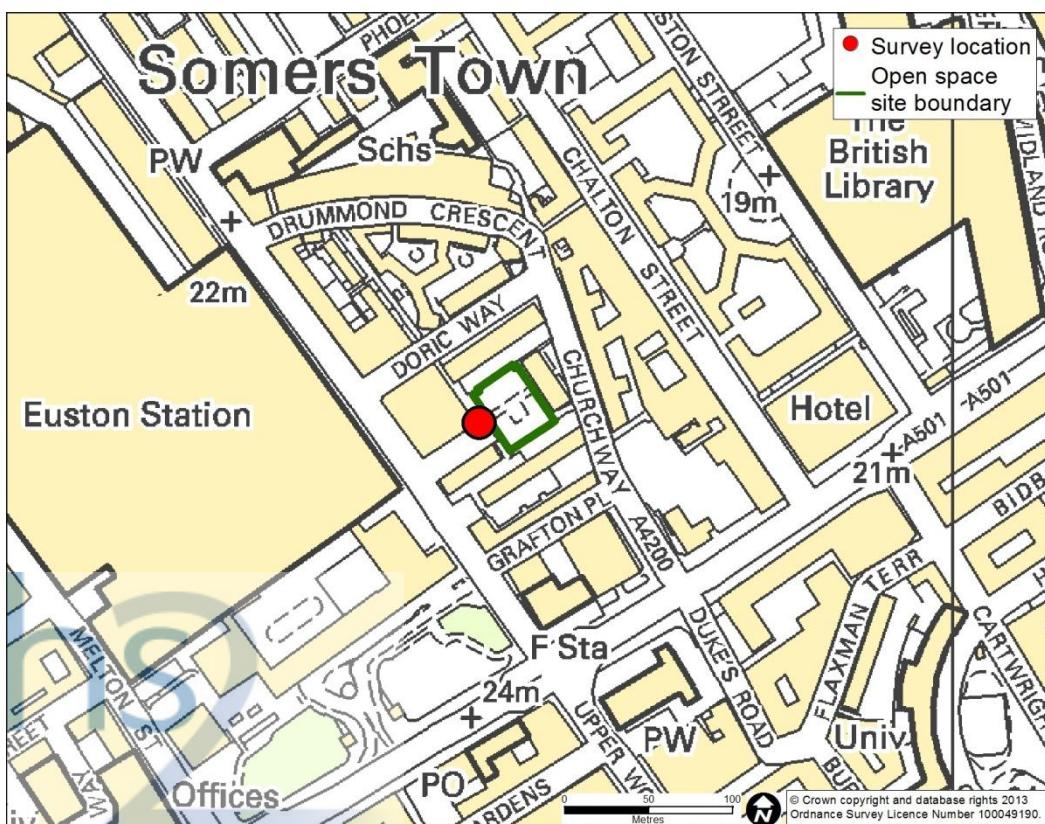
4.2.17 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

4.3 Play area off Lancing Street, London Borough of Camden

Site overview

4.3.1 Surveys were undertaken at the entrance to the play area off Lancing Street to the east of Euston station.

Figure 2: Site overview for play area off Lancing Street



4.3.2 Play area off Lancing Street overview:

- typology: outdoor play spaces;
- facilities and/or assets on site: gated play area with climbing frames and expanse of grass;
- size: 0.1ha;
- owned/managed by: LBC;
- local context: urban; and
- any classifications or standards: N/A.

4.3.3 The play area off Lancing Street is located to the east of Euston station. The open space is a gated area and is available for use by the surrounding residential estate.

Relationship of the site to the Proposed Scheme

4.3.4 Lancing Street play area lies within the land required for the construction of the Proposed Scheme.

Survey dates and times

4.3.5 Surveys were undertaken as follows.

4.3.6 Summer:

- Saturday 8 June 2013, four 15min periods between 08:00 and 18:00 (sunny with slight breeze, 16°C); and
- Tuesday 4 June 2013, four 15min periods between 07:00 and 19:00 (sunny, 19°C).

4.3.7 This site was identified after the summer and autumn 2012 surveys had taken place once information on the land required for the construction of the Proposed Scheme became available. As a result, surveys were undertaken in summer 2013.

Table 37: Play area off Lancing Street- open space survey times

Weekend survey (8 June 2013)	Weekday survey (4 June 2013)
10:28-10:43	11:00-11:15
11:56-12:11	12:30-12:45
13:27-13:42	14:15-14:30
15:40-15:55	15:50-16:05

Survey site and zone

4.3.8 The survey was undertaken at the entrance to the play area, to the east of Euston station.

Table 38: Play area off Lancing Street- open space survey site, zone and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site	At play area entrance.	15min	Four times on the weekend and weekday day

Key findings and observations

Total number of users by use type

4.3.9 A total of eight people were observed during the weekend survey while 19 people were observed during the weekday survey (over a total survey period of one hour on each day).

Table 39: Play area off Lancing Street- total number of users

	Informal recreation						Formal/organised active recreation					Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/ picnicking	Child play areas	Other (specify) ²²	Pitch based sports ²³	Court based sports ²⁴	Golf/putting	Water based sports ²⁵	Noisy sports ²⁶	
Summer surveys												
Weekend [8 June 2013, 08:00-18:00]	0	0	0	0	8	0	0	0	0	0	0	8
Weekday [4 June 2013, 07:00-19:00]	15	0	0	0	4	0	0	0	0	0	0	19

Comparative trends

4.3.10 Usage was higher on the weekday survey compared to the weekend survey.

Numbers of users by type of activity

4.3.11 Overall the most popular activity observed was walking/ dog walking, followed by the use of child play areas. No other activities were observed.

Summary of key findings

- a total of eight people were observed using the open space on the weekend survey, while a total of 19 people were observed on the weekday survey; and
- walking/dog walking was the most popular activity observed, followed by the use of child play areas.

Factors affecting assessment

4.3.12 The open space does not seem to be very well used. This might be attributed to the fact that the play area is gated and only available to the residents living on the surrounding estate.

4.3.13 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

²² Other - child on a non-motorised scooter.

²³ For example, football, cricket, rugby.

²⁴ For example, tennis, squash, bowls.

²⁵ For example, swimming, sailing, canoeing, fishing/angling, boating.

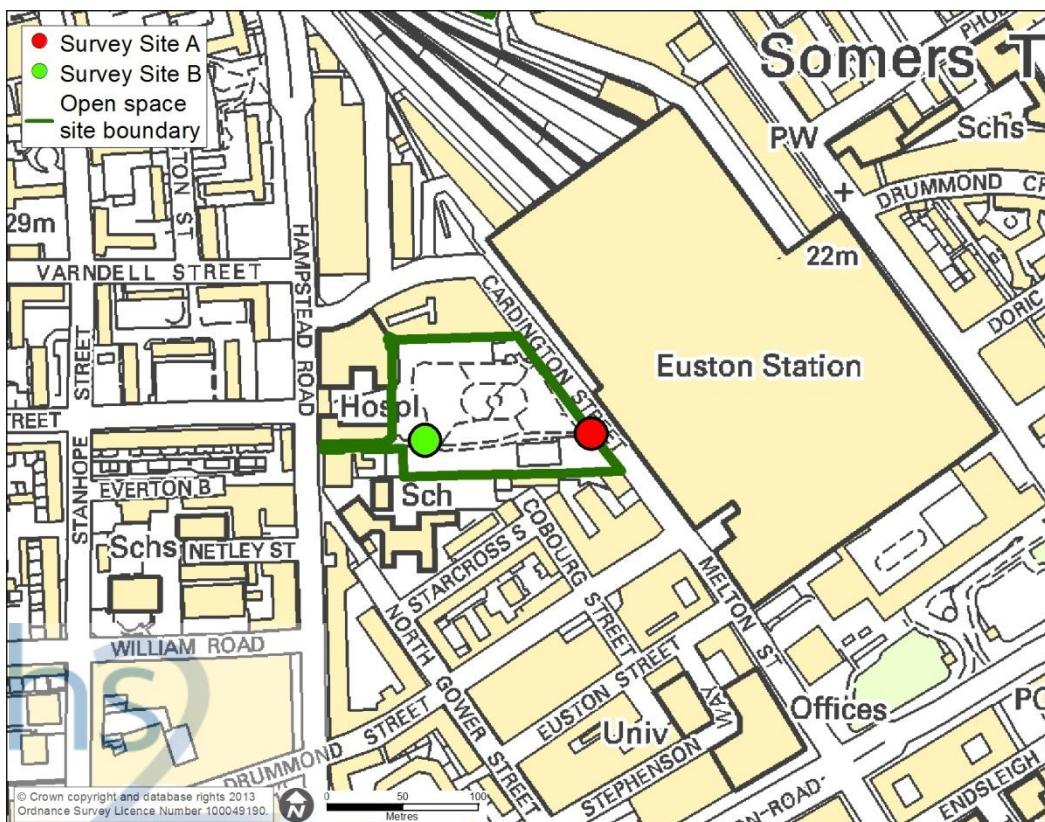
²⁶ For example, go carting, motor cross, quad biking.

4.4 St James's Gardens, London Borough of Camden

Site overview

4.4.1 Surveys were undertaken at the entrance to St James's Gardens off Cardington Street and on a footpath at the western end of St James's Gardens.

Figure 3: Site overview for St James's Gardens



4.4.2 St James's Gardens²⁷ overview:

- typology: parks and gardens;
- facilities and/or assets on site: fenced expanse of grass and formal bedding with some mature trees and park facilities such as benches, a children's playground and a multi-use games area marked for football, basketball and tennis;
- size of site: one ha;
- owned/managed by: owned by the Church of England, leased to and managed by LBC;
- local context: urban; and
- any classifications or standards: three Grade II listed structures (a water

²⁷ Camden Council, St James' Gardens, www.camden.gov.uk/ccm/content/contacts/council-contacts/leisure-council-contacts/parks-and-open-spaces/contact-st-james-gardens.en; Accessed: 8 June 2013.

fountain, obelisk and monument).

4.4.3 St James's Gardens lie between A400 Hampstead Road and Cardington Street, just to the west of Euston station. Both Euston station and Euston LU station are 20m from the gardens and Euston Square LU station is approximately 400m from the gardens. The area has maintained grass and flower beds, hedges and some mature trees. The site used to be a burial ground and contains some memorial monuments. An open space assessment carried out for LBC in 2003 classed St James's Gardens as an open space of high quality and high value²⁸. The site is open to the public between the hours of 07:30 and dusk.

Relationship between the site and the Proposed Scheme

4.4.4 The gardens are within the land required for the Proposed Scheme. There will be a permanent loss of the whole resource, albeit with mitigation.

Survey dates and times

4.4.5 Surveys were undertaken as follows:

4.4.6 Autumn:

- site A - Thursday 4 October 2012, four 15min periods between 07:00 and 19:00 (mild, partly cloudy, 17°C).

4.4.7 Spring:

- sites A and B - Saturday 11 May 2013, four 15min periods between 08:00 and 18:00 (cool, partly cloudy with sunny intervals and some rain, 13°C); and
- site B - Tuesday 21 May 2013, four 15min periods between 07:00 and 19:00 (mild, partly cloudy, 16°C).

4.4.8 Site B (near the children's play area) was identified after the summer and autumn 2012 surveys had taken place, once information on the land required for construction of the Proposed Scheme became available. As a result surveys were carried out at this point in spring 2013. Site A was originally surveyed in the summer and autumn. The summer survey was undertaken during the London Paralympics and as this may have affected usage, a decision was made to undertake the survey again in spring 2013, given that this was considered to be a valued resource.

²⁸ LBC (no date), *An Open Space Strategy for Camden 2006 – 2011*, Camden Council, London. Quality relates to a range of criteria including quality of facilities and levels of maintenance; value relates to the accessibility, level and type of use and wider benefits (to people and the environment).

Table 40: St James's Gardens- open space survey times

Site A (east)		Site B (west)	
Weekend survey (11 May 2013)	Weekday survey (4 October 2012)	Weekend survey (11 May 2013)	Weekday survey (21 May 2013)
08:31 - 08:46	09:28 - 09:43	08:47 - 08:02	09:50 - 10:05
10:29 - 10:44	11:00 - 11:15	10:45 - 11:00	11:32 - 11:47
12:26 - 12:41	13:15 - 13:30	12:42 - 12:57	14:15 - 14:30
14:24 - 14:39	14:30 - 14:45	14:40-14:55	16:14 - 16:29

Survey sites and zones

4.4.9 Surveys were undertaken on both the eastern and western sides of the gardens. Site A is located on the eastern side of the gardens on Cardington Street, while site B lies on the western side of the gardens near A400 Hampstead Road.

Table 41: St James's Gardens- open space survey sites, zones and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site A	At the entrance of St James's Gardens on Cardington Street	15min	Four times each on the weekend and weekday day
Survey site B	Footpath to the west of the gardens, opposite the play area	15min	Four times each on the weekend and weekday day

Site specific considerations

4.4.10 At site A, it was not possible to see the children's play area at the western edge of the site; for this reason surveys have also been undertaken at site B.

4.4.11 It was raining for part of the surveys at sites A and B on 11 May 2013 which may have had a negative effect on usage. At site A there was light rain during the fourth survey period (14:24-14:39) and at site B there was light rain during the third survey (12:42-12:57) and fourth survey (14:40-14:55).

Key findings and observations

Total number of users by use type

4.4.12 At site A, 61 users were observed using the gardens during the autumn weekday survey and 40 users were observed during the spring weekend survey, both over a total survey period of one hour.

4.4.13 At site B 40 users were observed during the weekend survey, while 68 users were observed during the weekday survey. Again, the overall survey period lasted for one hour.

Table 42: St James's Gardens- total number of users

	Informal recreation						Formal/organised active recreation						Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/picnicking	Child play areas	Other (specify) ²⁹	Pitch based sports ³⁰	Court based sports ³¹	Golf/putting	Water based sports ³²	Noisy sports ³³	Other (specify)	
Autumn survey - site A													
Weekday [4 October 2012, 07:00-19:00]	26	0	0	30	0	0	5	0	0	0	0	0	61
Spring survey - site A													
Weekend [11 May 2013, 08:00-18:00]	15	1	1	2	0	10	10	1	0	0	0	0	40
Spring surveys - site B													
Weekend [11 May 2013, 08:00-18:00]	33	0	1	0	3	0	0	3	0	0	0	0	40
Weekday [21 May 2013, 07:00-19:00]	47	1	2	18	0	0	0	0		0	0	0	68

Comparative trends

4.4.14 Usage was highest during the spring weekday survey compared to the other surveys. Usage was found to be lowest during the spring weekend survey.

Numbers of user by type of activity

4.4.15 There was a range of activities observed during all the open space surveys. Of the people observed at sites A and B, most were walking or dog walking. The next most popular activity observed was sitting/relaxing/picnicking. Other activities observed were running, cycling, use of child play areas, court-based sports, pitch-based sports and a group of people waiting to play football at the play courts (recorded as other informal recreation).

Summary of key findings

- walking and dog walking were the main activities observed, followed by sitting/relaxing/picnicking; and
- there were more users during the weekday surveys than the weekend surveys.

²⁹ Other informal recreation - a group of people waiting to play football at the play courts.

³⁰ For example, football, cricket, rugby.

³¹ For example, tennis, squash, bowls.

³² For example, swimming, sailing, canoeing, fishing/angling, boating.

³³ For example, go carting, motor cross, quad biking.

Factors affecting assessment

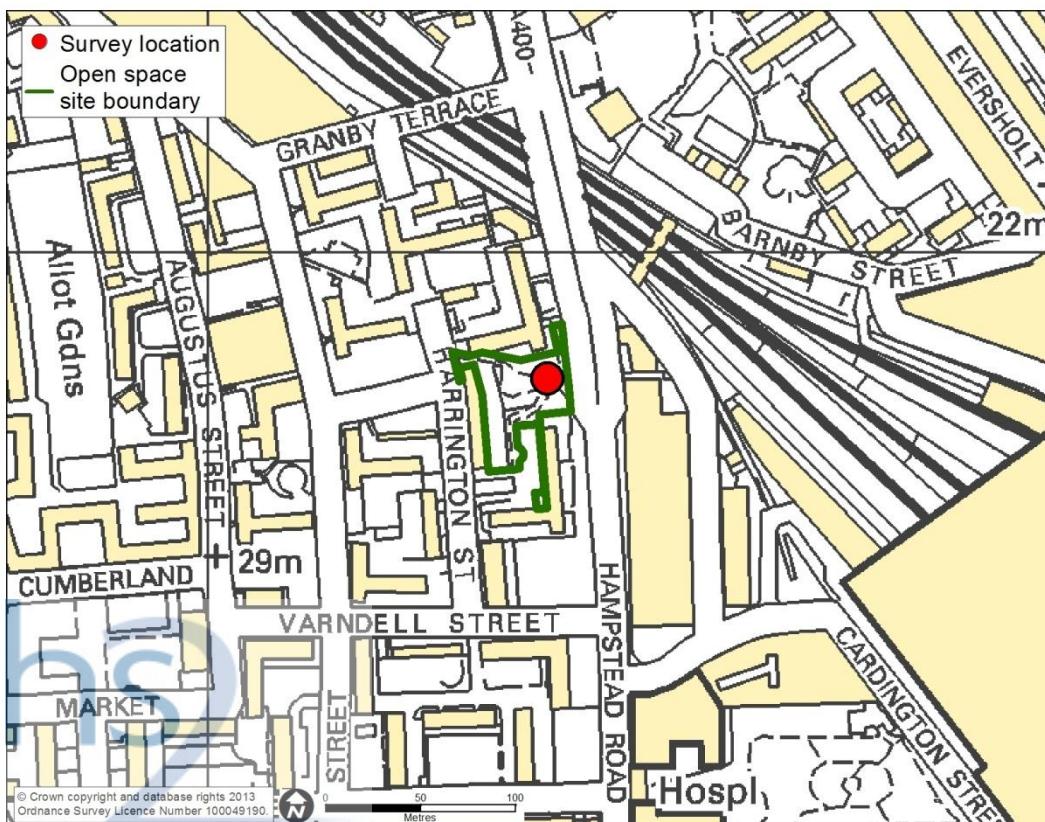
- 4.4.16 The site is well used, particularly on weekdays. There are limited comparable alternatives nearby.
- 4.4.17 It was raining for parts of the surveys on 11 May 2013, which may have had a negative effect on usage.
- 4.4.18 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

4.5 Hampstead Road Open Space, London Borough of Camden

Site overview

4.5.1 Surveys were undertaken on a footpath within the open space off A400 Hampstead Road.

Figure 4: Site overview for Hampstead Road Open Space



4.5.2 Hampstead Road Open Space overview:

- typology: amenity green space, outdoor play spaces;
- facilities and/or assets on site: small area of landscaped grass, a children's play area within Regents Park Estate, and park facilities such as benches;
- size of site: 0.2ha;
- owned/managed by: LBC;
- local context: urban residential site; and
- any classifications or standards: N/A.

4.5.3 This open space lies within Regents Park Estate, which is located to the north-west of Euston station and to the south of Mornington Crescent LU station. It is bounded on three sides by residential council housing and to the east by A400 Hampstead Road,

which runs adjacent to and across the railways tracks leaving and entering Euston station³⁴.

Relationship between the site and the Proposed Scheme

4.5.4 The site lies partially within land permanently required for the Proposed Scheme.

Survey dates and times

4.5.5 Surveys were undertaken as follows:

4.5.6 Spring:

- Saturday 11 May 2013, four 15min periods between 08:00 and 18:00 (cool and cloudy with some rain, 13°c); and
- Tuesday 21 May 2013, four 15min periods between 07:00 and 19:00 (mild with sunny intervals, 16°c).

4.5.7 This site was identified after the summer and autumn 2012 surveys had taken place once information on the land required for the construction of the Proposed Scheme became available. As a result, surveys were undertaken in spring 2013.

Table 43: Hampstead Road Open Space- survey times

Weekend survey (11 May 2013)	Weekday survey (21 May 2013)
09:08-09:23	10:10-10:25
11:02-11:17	11:51-12:06
13:01-13:16	14:38-14:53
15:00-15:15	16:35-16:50

Survey sites and zones

4.5.8 Surveys were undertaken along a footpath in the middle of the open space off A400 Hampstead Road facing the play area.

Table 44: Hampstead Road Open Space- survey sites, zones and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site	Footpath in the open space facing the play area	15min	Four times each on the weekend and weekday day

Site specific considerations

4.5.9 It was raining for part of the survey on 11 May 2013 (there was light rain during the third survey slot, 13:01-13:16), which may have had a negative effect on usage.

³⁴ Panoramic Earth, Hampstead Road Open Space; www.panoramicearth.com/5488/London/Hampstead_Road_Open_Space; Accessed: 11 June 2013.

Key findings and observations

Total number of users by use type

4.5.10 A total of 98 people were observed using the open space on the weekend survey and 100 users over the weekday survey, both over a surveying period of one hour in total spaced throughout the day.

Table 45: Hampstead Road Open Space- total number of users

	Informal recreation						Formal/organised active recreation					Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/picnicking	Child play areas	Other (specify) ³⁵	Pitch based sports ³⁶	Court based sports ³⁷	Golf/putting	Water based sports ³⁸	Noisy sports ³⁹	
Spring surveys												
Weekend [11 May 2013, 08:00-18:00]	92	0	0	2	3	1	0	0	0	0	0	98
Weekday [21 May 2013, 07:00-19:00]	93	0	0	4	3	0	0	0	0	0	0	100

Comparative trends

4.5.11 Usage figures were similar for both weekend and weekday surveys.

Number of users by type of activity

4.5.12 The most popular activity during both survey days was walking/dog walking with 92 users observed on the weekend and 93 users observed during the week. Other activities observed include sitting/relaxing/picnicking, child play areas and one user on a non-motorised scooter.

Summary of key findings

4.5.13 Weekend and weekday usage was similar according to the surveys and the most popular usage type was walking/dog walking.

Factors affecting assessment

4.5.14 The open space seems to be reasonably well used, though the high number of walkers/dog walkers can partly be attributed to people using the space as a short cut between Harrington Street and A400 Hampstead Road. From observations made by the surveyors, however, this does not apply to all walkers/dog walkers, some of whom were using it as a recreational space.

³⁵ Other - child on a non-motorised scooter.

³⁶ For example, football, cricket, rugby.

³⁷ For example, tennis, squash, bowls.

³⁸ For example, swimming, sailing, canoeing, fishing/angling, boating.

³⁹ For example, go carting, motor cross, quad biking.

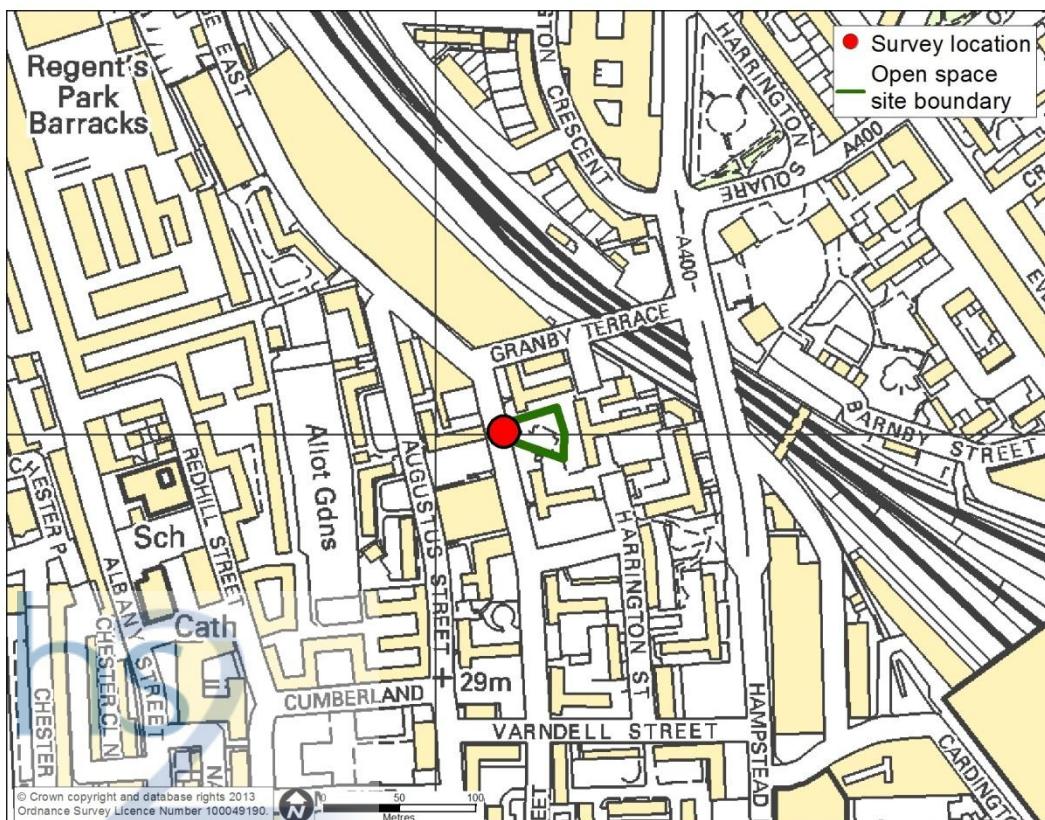
- 4.5.15 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.
- 4.5.16 It was raining for part of the survey on 11 May 2013, which may have had a negative effect on usage.

4.6 Eskdale play area, London Borough of Camden

Site overview

4.6.1 Surveys were undertaken to the east of the open space on a footpath off Stanhope Street.

Figure 5: Site overview for Eskdale play area



4.6.2 Eskdale play area overview:

- typology: parks and gardens;
- facilities and/or assets on site: fenced expanse of grass with a children's play area;
- size of site: 900m²;
- owned/managed by: LBC;
- local context: urban residential site; and
- any classifications or standards: N/A.

4.6.3 Eskdale play area is located on the Regent's Park Estate at Eskdale block just off Stanhope Street.

Relationship between the site and the Proposed Scheme

4.6.4 The play area lies within the land required for the Proposed Scheme.

Survey dates and times

4.6.5 Surveys were undertaken as follows:

4.6.6 Spring:

- Saturday 11 May 2013, four 15min periods between 08:00 and 18:00, (cool and cloudy with some rain, 13°C); and
- Tuesday 21 May 2013, four 15min periods between 07:00 and 19:00 (mild with sunny intervals, 16°C).

4.6.7 This site was identified after the summer and autumn 2012 surveys had taken place once information on the land required for the construction of the Proposed Scheme became available. As a result, surveys were undertaken in spring 2013.

Table 46: Eskdale play area- open space survey times

Weekend survey (11 May 2013)	Weekday survey (21 May 2013)
09:25-09:40	10:27-10:42
11:18-11:33	12:18-12:33
13:18-13:33	15:05-15:20
15:17-15:32	16:55-17:10

Survey sites and zones

4.6.8 Surveys for Eskdale play area were undertaken to the east of the open space on a footpath off Stanhope Street.

Table 47: Eskdale play area- open space survey site, zone and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site	To the east of the open space on a footpath off Stanhope Street.	15min	Four times each on the weekend and weekday day

Site specific considerations

4.6.9 It was raining for at least part of the survey duration on Saturday 11 May (during the third survey slot, 13:18-13:33), which may have had a negative effect on usage.

Key findings and observations

Total number of users by use type

4.6.10 During the weekday survey a total of three users were observed using the open space compared to just one user during the weekend survey, both over a surveying period of one hour.

Table 48: Eskdale play area- total number of users

	Informal recreation						Formal/organised active recreation					Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/ picnicking	Child play areas	Other (specify)	Pitch based sports ⁴⁰	Court based sports ⁴¹	Golf/putting	Water based sports ⁴²	Noisy sports ⁴³	
Spring survey												
Weekend [11 May 2013, 08:00-18:00]	1	0	0	0	0	0	0	0	0	0	0	1
Weekday [21 May 2013, 07:00-19:00]	0	0	0	0	3	0	0	0	0	0	0	3

Comparative trends

4.6.11 Within an overall pattern of very low usage more users were observed during the weekday survey compared to the weekend one but the numbers are so small as to make the comparison insignificant.

Numbers of user by type of activity

4.6.12 The only activities observed during both surveys were walking/dog walking and child play areas.

Summary of key findings

4.6.13 The only usage types observed were walking/dog walking and the use of child play areas.

Factors affecting assessment

4.6.14 Usage of the play area was very low on both survey days, especially given its urban location.

4.6.15 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

4.6.16 It was raining for part of the survey on 11 May 2013, which may have had a negative effect on usage.

⁴⁰ For example, football, cricket, rugby.

⁴¹ For example, tennis, squash, bowls.

⁴² For example, swimming, sailing, canoeing, fishing/angling, boating.

⁴³ For example, go carting, motor cross, quad biking.

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